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What area does your submission relate to?

Tourism & Recreation

Your comments

Greater flexibility is needed in the new Development Plan to sustain Integrated Tourism/ Leisure/ Recreational Complexes. There needs to be an element of subsidy from compatible development which is capable of achieving sustainability. This is implied by the first requirement of General ObjectiveT22 which provides for the need for agreement on a business plan. However General ObjectiveT22 is overly restrictive. We submit that it should be replaced by the following: • "Development shall be carried out on the basis of an integrated, comprehensive master plan and business plan, to be agreed at the outset of the development with the Planning Authority." • "Any future proposals for development will be assessed against the carrying capacity of the estate and its ability to absorb development without detracting from the landscape and built and natural heritage context of the estate". - the objective being to regulate and order development rather than to presume against development.

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Rathsallagh Country Club Limited

Rathsallagh, Dunlavin, Co Wicklow
Direct Tel. lines: 01 2861133/2860366

County Development Plan Review
Planning Department
Wicklow County Council
Station Road
Wicklow Town

9 January 2020

Dear Sirs,

We wish to make the following submission on the review of the Wicklow County Development Plan 2016 - 2022 and the preparation of a new County Development Plan for the period 2021 - 2027.

DUNLAVIN

The Dunlavin Town Plan states, under 5.4 Economic Development and Employment, :
“Dunlavin is also the nearest town to the nationally renowned Rathsallagh Country House and Golf Club, and there is significant overspill benefits resulting from this proximity, including use of the local Church, public houses and restaurants, and guesthouses / B&Bs.”

The Town Plan states the policy under Objective DUN3 “To facilitate and support the development of the tourism industry in Dunlavin and maximise the town’s location as a gateway between the tourism assets within Co. Wicklow and Co. Kildare”.

The Strategy for Tourism and Recreation in the Wicklow Development Plan states under 7.3 a General Objective (T20): “To support development at existing / proposed integrated tourism / leisure / recreational complexes at [six listed] locations, [including].....

- Rathsallagh House, Dunlavin (Map 07.06)”.

Rathsallagh Country House and Golf Club is the only property zoned locally for Integrated Tourism/Leisure/Recreational Use.

Rathsallagh’s continued use as a leisure facility is crucial to the success of this objective and that of the Dunlavin Town Plan. The golf course of its own is not viable, as has been proven by its closure for a period in 2015 and the recent closure of other golf clubs in the

vicinity (Killerig and Dunmurry Springs). A broader perspective is required.


TOURISM & RECREATION

Greater flexibility is needed in the new Development Plan to sustain the continuing use of the golf club. There needs to be an element of subsidy from compatible development which is capable of achieving sustainability. This is implied by the first requirement of General ObjectiveT22 which provides for the need for agreement on a business plan. However General ObjectiveT22 is overly restrictive. We submit that it should be replaced by the following:

- “Development shall be carried out on the basis of an integrated, comprehensive master plan and business plan, to be agreed at the outset of the development with the Planning Authority.”
 - “Any future proposals for development will be assessed against the carrying capacity of the estate and its ability to absorb development without detracting from the landscape and built and natural heritage context of the estate”.
- the objective being to regulate and order development rather than to presume against development.

Yours faithfully,

Robert Neill



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